

17-48
2071WARRANTY DEED - JOINT TENANCYTRANSFER
TAX
PAID

003941

KNOW ALL MEN BY THESE PRESENTS that TBD, Inc. a Maine corporation with an office and principal place of business in Waterville, Kennebec County, Maine, for consideration paid, grants to Daniel J. Boudreau and Gina M. Boudreau of Hampden, Penobscot County, Maine, with warranty covenants, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

Beginning at a point which marks the intersection of the east boundary of the Sidney Road with the north boundary of the Pit Road, so called; thence running northerly from said point and along the east boundary of said Sidney Road a distance of one hundred fifty (150) feet to an iron pin set in the ground; thence running easterly and at right angles from the last mentioned bound a distance of two hundred (200) feet to an iron pin set in the ground; thence running southerly and at right angles from the last mentioned bound a distance of one hundred fifty (150) feet to the north boundary of the Pit Road, so called; thence running westerly from the last mentioned bound and along the north boundary of the Pit Road, so called, to the point of beginning.

Being the same premises conveyed by Claudette Strout to TBD, Inc. by deed dated October 30, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 315.

A portion of the above described premises is subject to an easement by TBD, Inc., David A. Hamlin, Christine C. Hamlin, and Hamlin's Sports World, Inc. to Patricia Sheive dated July 14, 1993, and recorded in the Kennebec County Registry of Deeds in Book 4456, Page 115.

Perkins, Townsend, Shay & Brown, P.A. - Attorneys At Law
P.O. Box 467, 14 High Street, Skowhegan, Maine 04976

This conveyance is subject to a prior mortgage by TBD, Inc. to Claudette Strout dated October 30, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3831, Page 329.

Witness my hand this 9th day of February, 1994.

Warren C. Shay TBD, INC.
By: Patricia A. Dustin
Patricia A. Dustin
Its President

THE STATE OF MAINE
KENNEBEC, ss.

FEBRUARY 9, 1994

Then personally appeared the above named Patricia A. Dustin in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of TBD, Inc.

Before me,

Warren C. Shay
Notary Public

WARREN C. SHAY
Notary Public
Typed/Printed Name

RECEIVED KENNEBEC SS.

94 FEB 10 AM 9:00

ATTEST: Theresa Reed Brown
REGISTER OF DEEDS



Perkins, Townsend, Shay & Brown, P.A. - Attorneys At Law
P.O. Box 467, 14 High Street, Skowhegan, Maine 04976